

River's Bend Golf Club Community
2023 Annual Homeowner's Meeting Minutes
September 26, 2023, at 6:30 p.m.

Meeting Minutes

- I. Welcome-6:38 p.m. Ronda Smith Called of the meeting to order (all on one slide):
- II. Proof of Notice -all homeowners were sent Notice of Annual Meeting September 26, 2023.
- III. Introduction of Board Members and Management- Ronda Smith Board President, Suresh Manchella Treasurer, Maureen Young Member at Large, Tracey Glancy Vice President. Charlie Rapier Towne Properties. Absent with notice Brad Meyer.
- IV. Quorum – the quorum requirements according to the governing documents indicate 30% (87 lots) of the membership in attendance either in person or by proxy.
 - In attendance in person or by proxy 34
 - Verify a quorum is not present, the majority of the Members present at the meeting have the power to adjourn the meeting. If no-one objects, we can still conduct the 2023 annual meeting with a motion. No one objected.
- V. Approval of the 2022 Meeting Minutes –
Motion to approve the 2022 annual meeting minutes was made by Bill Holiday. Don Biedermann 2nd the motion. Motion Carried.
- VI. Election of Officers – Gary Huysse (all on one slide)
 - The floor was opened for Nominations from the Floor- No one was nominated. Bill Holiday moved to close the Floor.
 - Introduction of Candidates- Suresh Manchella and Kyle Fox.
 - Election –By Suresh Manchella and Kyle Fox were elected for a 2-year term. A motion was made from the floor and 2nd.
 - Election Results – Officially announce the two new board members.... Suresh Manchella and Kyle Fox.

President Report- Rhonda Smith

Rivers Bend Community Vision-

River's Bend is a "*Premiere*" community that is widely recognized for its appearance, quality of lifestyle, and fiscal responsibility. Our community's attention to detail creates a safe, family-oriented environment which benefits all residents. We focus on continual improvement, so all residents are proud to call River's Bend home and abide by its covenants and restrictions. Families take pride in their homes, neighborhood, and the lifestyle created by our many mixed-use facilities. The "*spirit*" of River's Bend is evident in our enjoyment of the outdoors, respect for our natural resources, and the efficiency of our operations.

Work Completed in 2023 and 2024 Projects

2023

- After two years addressing waterfall leaks and pump repair the waterfall is in good working order
- By law revisions/updates are completed and require 75% of Homeowners to approve. The results of the Homeowner Survey were incorporated into the bylaws.
 - Long-term home rentals only, short-term under undue hardship exception – 56%
 - Prohibit violent felons and sex offenders from living in any property in River's Bend – 95%
 - Limit business use to activities that do not unreasonably increase traffic and noise, emit odor, and invite employees to work on site – 97%
 - All signs and flags prohibited except for home security, dog warnings, approved real estate, political signs per guidelines, seasonal yard décor, school spirit – 86%
 - Reduce quorum for annual HOA meetings from 30% to whomever appears – 70%

- Began process of re-establishing Ridgeview Lane easement mound.

- Landscape projects completed:

Northside of WR entrance – spruce trees replaced with arborvitae trees.

Stone Lake corner – spruce trees replaced with arborvitae trees and other plants.

Waterstone corner – decorative boulders added & on Winding River Blvd. all no parking and speed signs moved to lamp posts/decorative posts.

2024

- Complete Ridgeview Ln. easement mound which will require \$15,000 - \$20,000 investment.
- Begin replacement of waterfall landscaping with estimated cost of \$30,000

Beginning in 2024 HOA and Sportsplex fees will increase \$200.00 each.

Homeowners' payments for HOA and Sportsplex will be due on February 1st of each year. Eliminating the 2-payment option.

New Business

Financial Report- Suresh Manchella –

Rivers Bened HOA YTD actual for August 2023

YTD income \$252,336.00 YTD Budget \$229,618.00

YTD expense \$200,205.00 YTD budget \$158,720.00

The variance of (\$41,485.00)

 Unexpected legal costs for rezoning.

 Continue to see increase in homeowners challenging ARB guidelines.

Delinquent HOA over 90 days \$5,205.00.

Sportsplex YTD actual for August 2023

YTD income \$456,547.00 YTD budget \$460,720.00

YTD expense \$207,226.00 YTD budget \$228,607.00

Delinquent Sportsplex over 90-day total is \$13,480.00.

Sportsplex- Tracey Glancy

 2023 Completed Projects

- New pictures for hall walls.
- 4 new treadmills purchased to replace 14 yr old treadmills.
- Automatic chemical dispensing system for wading pool.
- New hinges for the pool gate.
- Dead trees removal and replacement.
- To be done by end of 2023
- Replace all deteriorated trim on building and pavilion.
- Exterior painting of all painted surfaces.
- Concrete replacement around the pool deck.
- New drains on the pool deck.
- Tile replacement around the pool.
- Removal of invasive honeysuckle.

Tennis Court Update

In 2017 the court had cracks filled and were “repapered”, by 2019 the cracks had reappeared Drilling survey conducted in 2021 indicated court should be completely removed, dried out and new foundation specifically: “the undocumented fill is insufficient for supporting the tennis court pavement structure, and infiltration of groundwater has compromised the subgrade soil stability. “Identified and met with companies that install courts.

Have not found a firm willing to do the work or provide a bid All contractors cite difficulty in moving construction equipment to the site and cost of doing so rough cost numbers for site preparation and court installation in the existing location have ranged from \$500,000-1,000,000.

Evaluated alternative locations to the current site and other surfaces for the courts.

No other location provides same court space

Other surfaces, require crack repair and only work for pickle ball.

Committee is going to refocus on finding contractors and getting a firm bid.

Waterfall- Ronda Smith

- Large voids in the waterfall were repaired. Both pumps are working.
- The basins were resurfaced, and they are holding water.
- On going maintenance will be needed annually.

If you have questions about the community, please visit the Website www.myriversbend.com under FAQ if your answer is not there contact Towne Properties.

Homeowners Forum

- Owners' questions, comments, etc.

Q. Why is the increase so high?

A. Inflation. The HOA assessment has not had an increase in 20 years. Landscaping, labor cost, materials have all increased in the past 20 years.

Q. Is the mortgage to the Sportsplex paid off.

A. There is 8 years left on the mortgage.

Q. How are Delinquent accounts and violations being handled.

A. Collection policy is 30-day notice, 60-day pre-lien letter, 90 Lien, Warning to Foreclose and Foreclosure. Violation Policy 30 days to correct. If the owner needs more time, they contact Towne, and we work with them. If no response 2nd letter with a \$50.00, 3rd letter \$100.00 and so on. The fine is added to the ledger and then is collected in the collection policy.

Adjournment Meeting adjourned with no further business to discuss at 7:54 p.m. Phil moved to adjourn.